



47, Mendip Grove, St. Helens, WA9 2EX

Asking Price £120,000

*David
Davies* Collection



47, Mendip Grove, St. Helens, WA9 2EX

- EPC: TBC
- Council Tax Band: A
- Two Double Bedrooms
- Open Plan Living Through Dining Room
- Modern First Floor Bathroom
- Leasehold - 899 Years Remaining
- Emd Terraced Property
- Private To The Rear
- Spacious Kitchen At The Rear
- Large Storage Shed

Situated in a quiet position set back from the main road, this two-bedroom end-terraced home offers privacy to the rear and well-proportioned accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors.

The property benefits from on-street parking and internally the ground floor comprises an entrance vestibule leading into an open-plan living room through dining room, creating a bright and versatile living space. To the rear is a spacious kitchen, notably larger than the typical galley-style kitchens often found in similar properties, providing ample room for storage and food preparation.

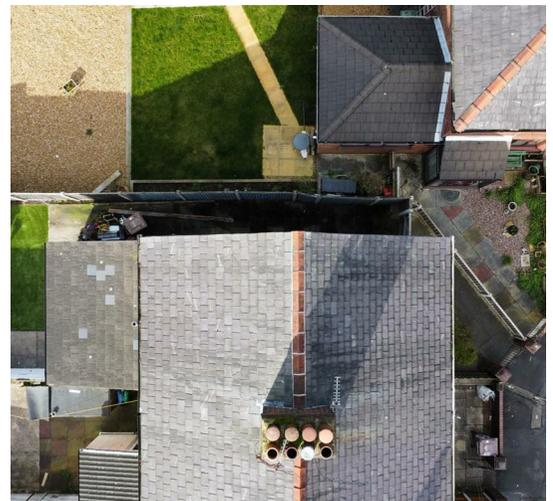
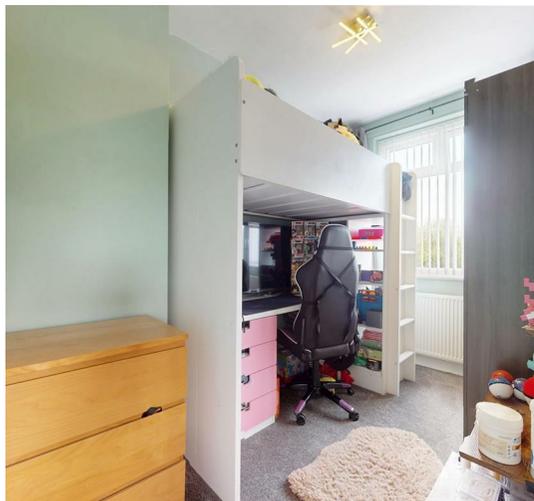
To the first floor, the landing provides access to two well-proportioned double bedrooms and a modern family bathroom.

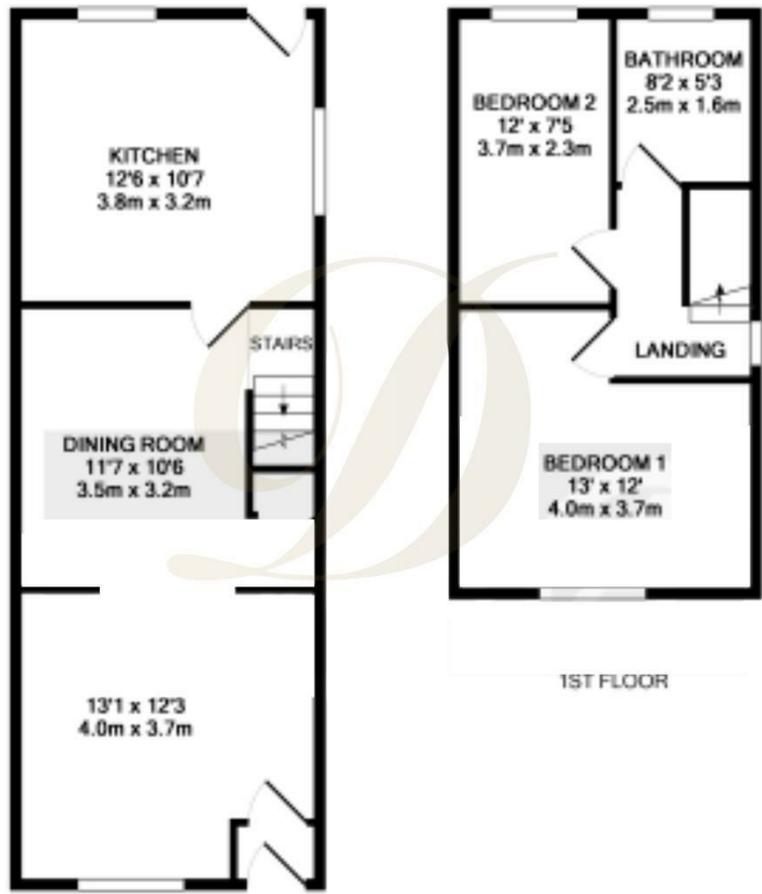
Externally, the property enjoys a low-maintenance rear garden, designed for ease of upkeep and ideal for relaxing during the summer months, with the benefit of afternoon sunshine. The garden features artificial turf laid to lawn and a large shed, offering excellent storage. A key highlight is the complete privacy to the rear, with no overlooking properties, creating a peaceful outdoor space.

This lovely home combines generous room sizes, a quiet location, and private outdoor space, and early viewing is recommended to fully appreciate what is on offer.

EPC: TBC







David Davies

Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Paul Davies

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

ALLISONS

For life's meaningful moments

A better **mortgage deal** made a good deal easier

Talk to our independent mortgage specialists on **01744 885555** or visit **allisonsfinancial.com**

Allisons Financial Planning Ltd is authorised and regulated by the Financial Conduct Authority.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Information on tenant permitted fee's can be accessed via the link below www.daviddaviesestateagent.co.uk/tenant

22 Church Road, Rainford, St Helens, WA11 8HE
T: 01744 885753
sales@daviddaviesestateagent.co.uk
lettings@daviddaviesestateagent.co.uk
www.daviddaviesestateagent.co.uk

